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Sheila Stoecker

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Sent: Tuesday, August 07, 2007 1:04 PM

To: Kristin Mayes

Subject: Water Rate Case

ORIGINAL

WHILE DISNEYLAND IS LOCATED IN CALIFORNIA, PULTE HOMES HAS ESTABLISHED ITS VERSION OF FANTASYLAND IN ANTHEM.

Arizona Corporation Commission

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AUG 07 2007

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DOCKET CONTROL

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RECEIVED

They are the authors of many tall tales in our little community.

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We purchased our home in February of 2000. We knew that our water supply would be one of the most important ingredients of the total home package. When we questioned the sales associates, they assured us that we had nothing to worry about since our water would be delivered from Lake Pleasant.

THAT WAS THE SUM TOTAL OF ANY DISCLOSURES REGARDING WATER DELIVERY AFTER THE SALE. Our closing documents did not contain warnings of future rate explosions. We have our original copy of the Subdivision Public Report dated March 5, 1999.

WATER: Citizens Water Resources, (602) 876-4020. Costs to purchasers to receive this service include: a service establishment fee for water and sewer facilities of \$60.00 plus tax and a deposit or prepayment may be required. The fees are in the control of the service provider and are subject to change. Subdivider will complete the facilities to the lot lines on or before January 8, 2000.

SEWAGE DISPOSAL: Citizens Water Resources, (602) 876-4020. Costs to purchasers to receive this service are included in the water service establishment fee. The fees are in the control of the service provider and are subject to change. Subdivider will complete the facilities to the lot lines on or before January 8, 2000.

THE ABOVE COSTS ARE SUBJECT TO CHANGE BY THE SERVICE PROVIDERS, SUBJECT TO CERTAIN REGULATOR APPROVALS, WHICH VARY BY THE PROVIDER. PURCHASER SHOULD CONTACT THE ABOVE PROVIDERS REGARDING EXTENSION RULES AND REGULATIONS, SERVICE CONNECTIONS AND COSTS INVOLVED. ADDITIONALLY, IN A DEREGULATED UTILITY ENVIRONMENT OTHER UTILITY SERVICE PROVIDERS MAY BE AVAILABLE TO PURCHASERS.

CC&R's, and accepted plant species were foremost in our packet of information. An open garage door, or renegade palm tree, was considered a felony breach of the Fantasyland East code of ethics.

After our first encounter with Pulte Homes, we actually considered moving to the Arroyo Grande subdivision to get away from the crowds. This was at a time when Arroyo Grande was an idea waiting to happen.

We went to the Parkside sales office and viewed the relief map on display. When we questioned the particulars of a specific lot near the "lift station", we were told that we would not be bothered by any noise associated with it. Since we had never heard of that particular feat of engineering, we took the salesman at his word. If we had decided to pursue the sale, we would have sought a better explanation.

Imagine our surprise when we found out later what a lift station actually does. It was true that noise might have been negligible, but there was no mention of any odor connected with the process of lifting liquid and solid waste.

This is another example of the misinformation practiced by the Pulte Homes organization. They are evasive, calculating, and totally untrustworthy.

Respectfully,

John R. & Patricia J. Schapendonk
[REDACTED]
[REDACTED]

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